



# CITY OF SACRAMENTO

25

CITY PLANNING DEPARTMENT  
927 TENTH STREET SACRAMENTO, CA 95814  
SUITE 300 TELEPHONE (916) 449-5604

MARTY VAN DUYN  
PLANNING DIRECTOR

March 1, 1984

**APPROVED**  
BY THE CITY COUNCIL

City Council  
Sacramento, California

MAR 6 1984

Honorable Members in Session:

OFFICE OF THE  
CITY CLERK

- SUBJECT:
1. Environmental Determination
  2. Subdivision Modification to create two lots less than 100 feet in depth
  3. Subdivision Modification to allow a street jog of less than 120 feet
  4. Tentative Map (P83-412) (APN: 038-111-021)

LOCATION: South side of Lemon Hill Avenue, approximately 725 feet east of 65th Street

## SUMMARY

This is a request for entitlements necessary to divide a six acre parcel into 32 single family lots. The staff and Planning Commission recommended approval of the project based on conditions.

## BACKGROUND INFORMATION

The subject site is located in an area that is zoned R-1, Single Family. The area is developed with primarily single family subdivisions and there are large lots that are occupied by single dwelling units.

The subject Tentative Map was originally approved by the City Council in 1980. The map was not recorded and therefore expired. The applicant is requesting approval of a new Tentative Map at this time.

The applicant is requesting a Subdivision Modification to create two lots (Lots 26 and 27) that are less than 100 feet in depth and to allow a street jog of less than 120 feet from the center lines of 69th Street and proposed El Paso Drive. The modifications are justified because of the size and width of the lot in relationship to 69th Street. Staff has no objection to the requests.

During the first Planning Commission hearing on January 12, 1984, the adjacent neighbor to the east indicated objection to the street layout because the proposed design did not provide for a stub street to his property. He indicated that the stub street was necessary to allow the future development of his property. The Commission continued the project in order to allow staff time to study alternative designs for the neighboring property owner. There are basically four different design alternatives to subdivide the adjacent property. Two of the designs (Exhibit "C", CPC report dated 1/26/84) would not necessitate a stub street from the subject site.

City Council

-2-

March 1, 1984

The project was reheard by the Commission on January 26, 1984, and the neighbor did not indicate any objection at that meeting. The Commission, therefore, approved the project as proposed.

VOTE OF THE PLANNING COMMISSION

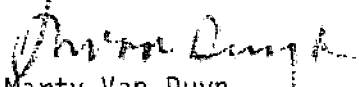
On January 26, 1984, the Planning Commission by a vote of eight ayes, one absent, recommended approval of the project.

RECOMMENDATION

The staff and Planning Commission recommend approval of the project by:

- 1. Ratifying the Negative Declaration; and
- 2. Adopting the attached Resolution adopting Findings of Fact and approving the Tentative Map and Subdivision Modifications with Conditions.

Respectfully submitted,

  
 Marty Van Duyn  
 Planning Director

FOR CITY COUNCIL INFORMATION  
 WALTER J. SLIPE  
 CITY MANAGER

HY:lao  
 attachments  
 P83-412

March 6, 1984  
 District No. 6



Sacramento, California<sup>25</sup>  
January 9, 1984

City Planning Department  
927 Tenth Street  
Suite 300  
Sacramento, California 95814

attention: Suzanne Glimstad  
Secretary to City Planning Commission

Re: P83-412 Tentative Map to divide 6± ac.  
into 32 lots in the Single Family  
(R-1) zone with certain variance and  
modifications of subdivision requirements.  
Location: 6800 Lemon Hill Avenue.  
APN 038-111-021.

Dear Members of the City Planning Commission:

We are the owners of the 3.91  
acre gross (3.72 acre net) parcel of property  
adjacent to and east of the proposed  
project, being Parcel "A" as shown on the  
parcel map filed in Book 59 of Parcel Maps,  
Map No. 3 (Assessor's Parcel No. 38-121-23),  
located at 7006 Lemon Hill Avenue.

We are appealing against and  
cannot agree to the decision to prepare  
the Negative Declaration for the proposed

project as it does not provide for any<sup>25</sup> street stubs to continue the street system to serve future land development to the east.

Providing one street stub in the proposed project street system as we have shown on the attached project plat would resolve the problem).

Please note that the proposed project provides two street stubs for the future development of the property to the west.

On the attached Assessor's Map-Book 38-Page 12- we have shown how this future street would provide not only for the future development of our property but also two other parcels of approximately the same acreage as yours.

The right-of-way for the future extension of Bellview Avenue south of Remon Hill Avenue already exists, as we have shown on the Assessor's Map.

Without now providing for a pattern for the future street system in this general area, the future development of the property parcels east of the proposed project could result in separate short streets with cul-de-sacs for each parcel. This would be undesirable from a traffic and fire protection standpoint.

With the additional street frontage provided by the proposed street stub, the

25  
seven lots adjacent to Morrison Creek could be modified in size to provide eight lots to compensate for the lot eliminated by the desired street stub.

In February, 1980, when the tentative parcel map was submitted to provide a 60 by 152 foot parcel for our son for his house, your office requested an acceptable layout showing the future development (subdivision) of our remaining property be shown thereon. This layout provides for the future street parallel to Morrison Creek which would connect to the desired street stub to the west. A print of this tentative parcel map is attached.

We appreciate and thank you for your consideration in this matter.

Very truly yours,

# RESOLUTION No. 84-179

Adopted by The Sacramento City Council on date of

A RESOLUTION ADOPTING FINDINGS OF FACT AND APPROVING  
 A SUBDIVISION MODIFICATION AND TENTATIVE MAP FOR APPROVED  
 PROPERTY LOCATED ON THE SOUTH SIDE OF LEMON HILL BY THE CITY COUNCIL  
 AVENUE, APPROXIMATELY 725' EAST OF 65TH STREET  
 (P-83-412)(APN: 038-111-021) **MAR 6 1984**

OFFICE OF THE CITY CLERK

WHEREAS, the City Council, on March 6, 1984, held a public hearing on the request for approval of a subdivision modification and tentative map for property located on the south side of Lemon Hill Avenue, approximately 725 feet east of 65th Street.

WHEREAS, all governmental and utility agencies affected by the development of the proposed subdivision have been notified and given the opportunity to respond;

WHEREAS, the City Environmental Coordinator has determined that the proposed project will not have a significant effect on the environment, and has provided notice to the public of the preparation of a Negative Declaration;

WHEREAS, the City Planning Commission has submitted to the City Council its report and recommendations on the proposed subdivision;

WHEREAS, the City Council has considered the design of the proposed subdivision in relation to feasible future passive or natural heating and cooling opportunities; and,

WHEREAS, the City Council has considered the effects that approval of the proposed subdivision would have on the housing needs of the Sacramento Metropolitan area and balanced these needs against the public service needs of City residents and available fiscal and environmental resources.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The Negative Declaration has been prepared in compliance with CEQA, State and City Guidelines, and the Council has reviewed and considered the information contained therein.
2. None of the conditions described in Government Code Section 66474, subsections (a) through (g) inclusive, exist with respect to the proposed subdivision.

3. The proposed subdivision, together with the provisions for its design and improvement, is consistent with the City General Plan, and Chapter 40 of the City Code, which is a Specific Plan of the City. Both the City General Plan and the Colonial Community Plan designate the subject site for light density residential use(s).

4. The discharge of waste from the proposed subdivision into the existing community sewer system will not result in violation of the applicable waste discharge requirements prescribed by the California Regional Water Quality Control Board, Central Valley Region in that existing treatment plants have a design capacity adequate to service the proposed subdivision.

5. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

6. In the matter of the hereby approved requested subdivision modification to allow two lots that are less than 100 ft. in depth and to allow a street jog of less than 120 ft.

a. There are circumstances that warrant this request.

that it is impossible, impracticable and undesirable in this particular case to conform to the strict application of City Code Chapter 40 in that the width and size of the site in relationship to 69th St. make it difficult to meet this standard requirement.

b. the cost to the subdivider of strict or literal compliance with the regulation is not the sole reason for granting the modification in that the granting of the modification will not necessarily reduce the cost of the development.

c. the modification will not be detrimental to the public health, safety, or welfare, or be injurious to other properties in the vicinity in that the granting of the modification will not alter the characteristics of the area.

d. that granting the modification is in accord with the intent and purpose of these regulations and is consistent with the General Plan and with all other applicable Specific Plans of the City in that the site is designated for residential uses.

7. The tentative map for the proposed subdivision is hereby approved subject to the following conditions which must be satisfied prior to the filing of the final map unless a different time for compliance is specifically noted:



- a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

\_\_\_\_\_  
MAYOR

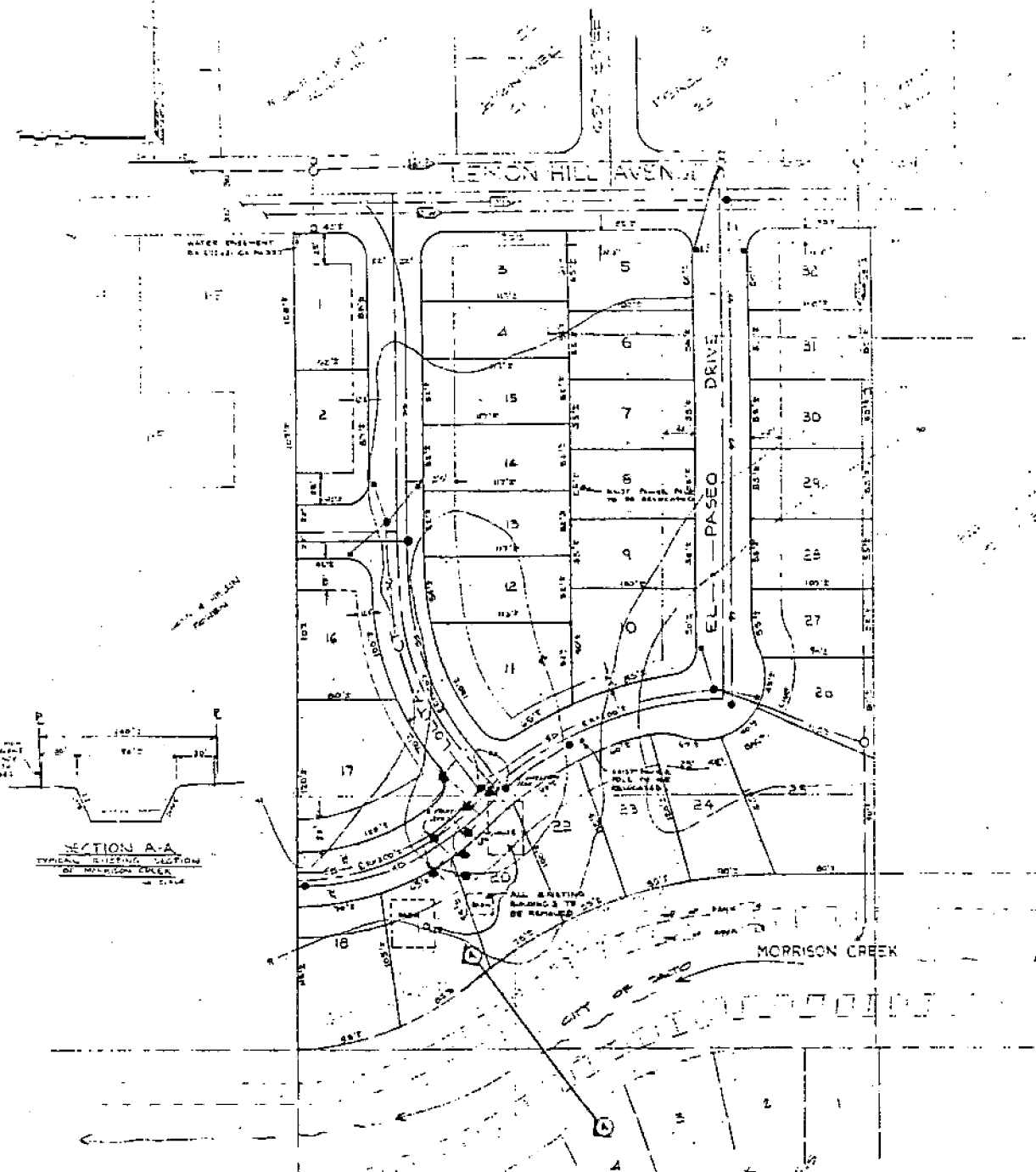
ATTEST:

\_\_\_\_\_  
CITY CLERK

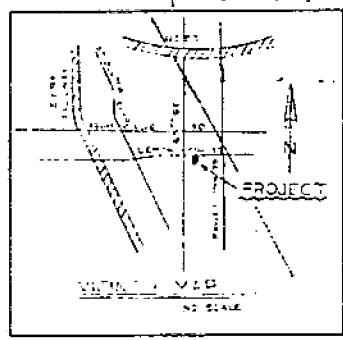
P83-412

TENTATIVE MAP  
FOR  
**EL RANCHO ESTATES**

25



SECTION A-A  
TYPICAL CROSS SECTION  
OF INLET TO CULVERT



**LEGEND**

- EXISTING DIMENSIONAL (EXISTING) CURVE LINE
- PROPOSED CENTER LINE
- EXISTING MANHOLE
- PROPOSED MANHOLE
- WATER INLET (INDICATED)
- SIZE OF PIPE (INDICATED)
- SIZE OF PIPE (INDICATED)
- PROPOSED STREAM GRADE
- INDICATED UTILITY LINE

BEFORE JUNE 1, 1989, STREET NAMES AND LAYOUT FOR EL RANCHO ESTATES, CALIFORNIA, WERE THE PROPERTY OF THE CITY OF SANTA ANA, CALIFORNIA. THE CITY OF SANTA ANA HAS GRANTED A LICENSE TO THE GARDNER-FEUSI COMPANY TO REPRODUCE AND DISTRIBUTE THIS TENTATIVE MAP FOR THE CITY OF SANTA ANA. THE CITY OF SANTA ANA IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE GARDNER-FEUSI COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE GARDNER-FEUSI COMPANY IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

**GARDNER-FEUSI COMPANY**  
2000 S. GARDNER AVENUE  
SANTA ANA, CALIFORNIA 92705  
714-241-8877

P63-412

28 JAN 89

No. 21

<p>DATE: 1/28/89 BY: [Signature]</p>	<p>BENCH MARK: 425.00 ELEVATION: 425.00 DATE: 1/28/89 BY: [Signature]</p>	<p><b>GF</b> GARDNER-FEUSI COMPANY 2000 S. GARDNER AVENUE SANTA ANA, CALIFORNIA 92705 714-241-8877</p>	<p>2000 S. GARDNER AVENUE SANTA ANA, CALIFORNIA 92705 714-241-8877</p>	<p>DATE: 1/28/89 BY: [Signature]</p>
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City Planning Commission  
Sacramento, California

Members in Session:

- SUBJECT:
1. Environmental Determination
  2. Variance/Subdivision Modification to create two lots less than 100 feet in depth
  3. Subdivision Modification to waive required 120 foot street center line offset
  4. Tentative Map

LOCATION: South side of Lemon Hill Avenue, approximately 725 feet east of 65th Street

BACKGROUND INFORMATION: At the January 12, 1984 Commission hearing, the property owner to the east of the subject property objected to the 32 lot subdivision proposal. This owner requested that a stub street be provided on the easterly portion of the subject property. This will provide access to subdivide the properties to the east. The Commission therefore continued this item so that staff can study the area and prepare alternate subdivision designs for these properties.

STAFF ANALYSIS: Staff has the following comments:

1. A parcel map for the adjacent property to the east was approved by the Commission on March 27, 1980. This map proposed a division of the four-acre parcel into four lots. However, two of the four have been recorded. Therefore, this property consists of 3.7 acres and contains a single family residence with a large detached accessory structure. This property, as well as other properties to the east, is approximately 520 feet in depth. The dwelling units are located to the front of the properties; therefore, it is feasible to subdivide the rear portions of these properties.
2. Staff has inspected the adjacent properties and reviewed the aerial photos of the area and has determined there are four design alternatives to subdivide the easterly parcel designated as Lot 12. These include a 'T' design, a cul-de-sac with 'T' design, and elbow design and a straight cul-de-sac design. These are analyzed by the following:
  - a. 'T' Design: This design as indicated on Exhibit A would require the applicant to design a stub street to provide access to the rear of Lot 12. This would create 16 new lots to the rear of Lot 12. This will also require removal of the large detached accessory structure in order to extend a future public street from Lemon Hill Avenue.
  - b. Cul-de-sac and 'T' Design: This design, as indicated on Exhibit 'B', would require the applicant to design a stub street to provide access to the rear of Lot 12. This design would also create a cul-de-sac and a total of 13 lots on the rear portion of Lot 12.

- c. Elbow Design: This design, as indicated on Exhibit 'C', would not require a stub street design by the applicant. Lot 12 can therefore be designed on its own, with public street access from Lemon Hill Avenue. This design would create approximately 14 parcels of Lot 12.
- d. Straight Cul-de-sac Design: This design, as indicated by Exhibit 'D', would create a straight cul-de-sac and access from Lemon Hill Avenue. Lot 12 can therefore be designed on its own without access from the westerly property. This will create 13 parcels.

In reviewing the four alternative designs, it has been illustrated that Lot 12 can be designed without providing a stub street from the applicant's property. Lot 12 can therefore be subdivided on its own or with adjacent properties to the east. Staff therefore has no objection to the applicant's original subdivision design.

STAFF RECOMMENDATION: Staff recommends the following actions:

- 1. The Negative Declaration be ratified;
- 2. Approval of the Variance/Subdivision Modification to create two lots less than 100 feet in depth;
- 3. Approval of the Subdivision Modification to waive the required 120 foot street centerline offset;
- 4. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

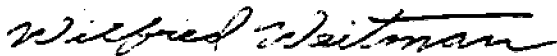
- a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;
- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
- d. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map;
- e. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service;
- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Findings of Fact - Variance

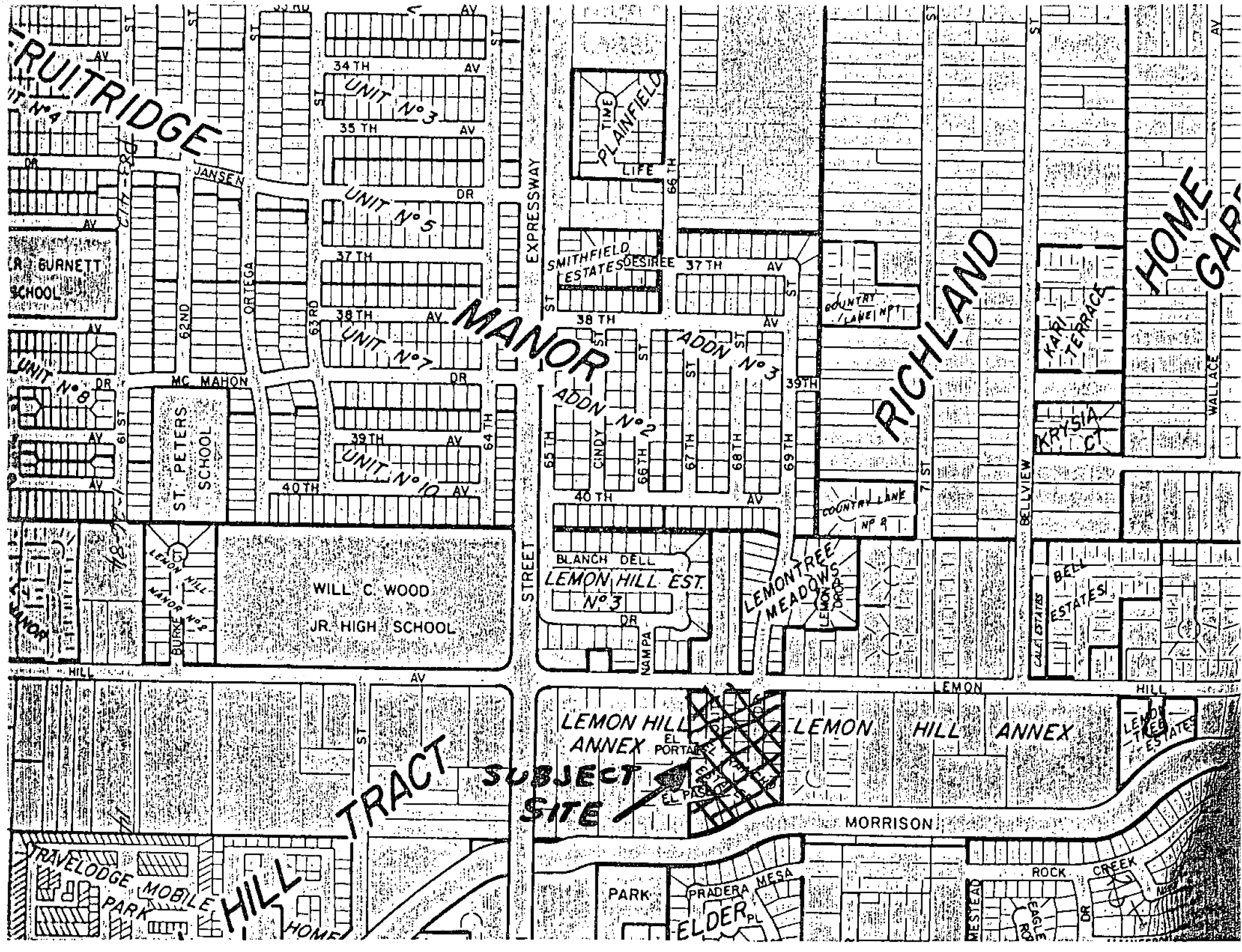
- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone;
- c. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area;
- d. The variance is in harmony with the General Plan and Colonial Community Plan in that the area is designated for residential uses.

Respectfully submitted,



Wilfred Weitman  
Senior Planner

WW:bw



**FRUITRIDGE**

**MANOR**

**RICHLAND**

**HOME GAP**

R. BURNETT SCHOOL

UNIT N° 8

ST. PETERS SCHOOL

WILL C. WOOD JR. HIGH SCHOOL

LEMON HILL EST. N° 3

LEMON TREE MEADOWS

KARI TERRACE

KRYSLIA CT

BELL ESTATES

**TRACT SUBJECT SITE**

LEMON HILL ANNEX

LEMON HILL ANNEX

TRAVEL LODGE MOBILE HOME PARK

**HILL HOME**

PARK

PRADERA MESA ELDER PL

MORRISON

ROCK

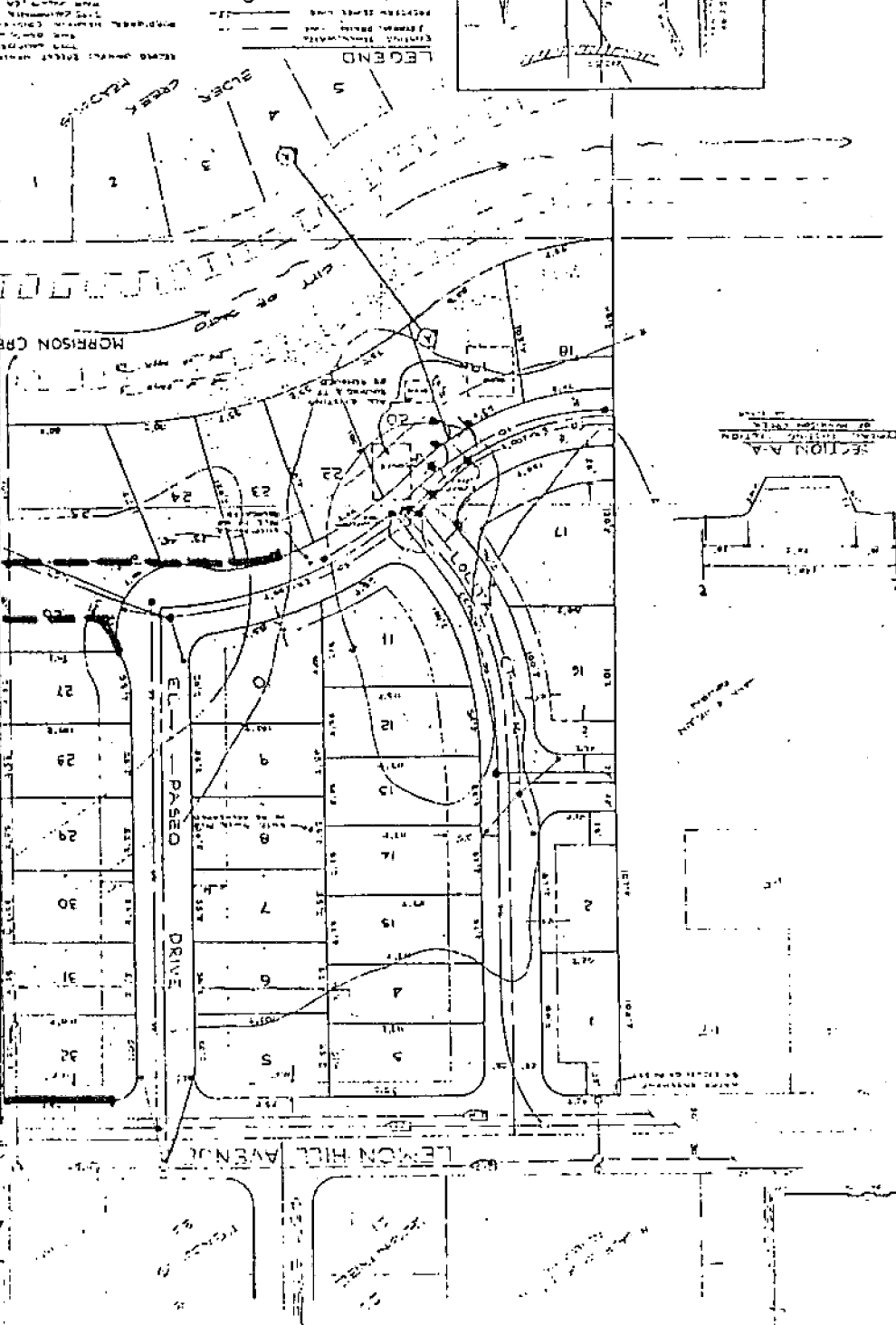
CREEK

MESTEAD

EAGLE ROCK

DR

TENTATIVE MAP  
EL RANCHO ESTADOS



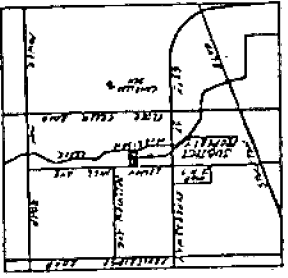
Item 14

1-26-84

83-412

EXHIBIT A

TENTATIVE PARCEL MAP  
LOT 12 OF LEMON HILL ANNEX, RECORDED IN BOOK 8 OF MAPS (MAP NO. 10) EXCEPTING THEREFROM THE SOUTH 100 FEET  
ASSESSOR'S PARCEL NO. 59-121-1A  
CITY OF SACRAMENTO, CALIFORNIA  
FEBRUARY 1980 SCALE 1" = 40'



OWNER & APPLICANT  
ALDO CRESITTO  
CIVIL ENGINEER  
SACRAMENTO, CALIFORNIA 95820  
PHONE (916) 389-7458

PREPARED BY  
OLD FATHER & SONS  
ALDO CRESITTO  
ACC. NO. 04377

PRELIMINARY INFORMATION  
PROPERTY IS ZONED R-1 AND NO CHANGE IN ZONING IS REQUIRED  
PROPERTY CONTAINS 18,966 SQ. FT. (0.43 ACRES) (18,966 SQ. FT. / 43,560 SQ. FT. = 0.43 ACRES)  
3 STREET INTERSECTIONS ARE ALL EXISTING  
A CITY OF SACRAMENTO IS IN CONTACT WITH STATE THE PROPERTY  
EXISTING IN LEMON HILL ANNEX, AS SHOWN  
PROPERTY EXISTS IN LEMON HILL ANNEX, AS SHOWN  
CITY OF SACRAMENTO SHOWS OWNERS LIST IN LOT  
7 HAS MAIN EGRESS IN LEMON HILL ANNEX  
7 HAS MAIN EGRESS IN LEMON HILL ANNEX  
8 PALE LINE WITH EXISTING AND TELEPHONE LINES CROSS ON SOUTH  
SIDE OF LEMON HILL ANNEX, AS SHOWN  
3 OWNER AND FAMILY LIVE IN 1/4 STORY RESIDENCE ON THE  
PROPERTY AND WILL CONTINUE TO DO SO. PROPERTY IS  
CONTAINS A GARAGE AND SANDS, THE SOUTH TWO THIRDS OF  
THE PARCELS IS VACANT AND UNIMPROVED  
OWNER REQUESTS TO CREATE 4 PARCELS AS SHOWN. PARCELS  
A, AND B WILL BE 2400 SQUARE FEET AND WILL CONTAIN A 2-BED  
FAMILY RESIDENCE ON PARCELS A AND B AND THREE WIDE  
FAMILY DRIVE WILL CONTINUE TO EXIST ON PARCELS C  
IF PARCELS A AND B ATTACHED TO PARCELS C, DETERMINE THE PROBABLY  
SCHEDULES FOR PARCELS C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z  
IN SCHEDULES (SEE MAP AND ZONING ACT AS APPLICABLE)  
NORTH, SOUTH, EAST AND WEST AND OTHER WINDS (E-W)  
WEST, SOUTH AND NORTH WINDS (E-W)

3-27-80

8961

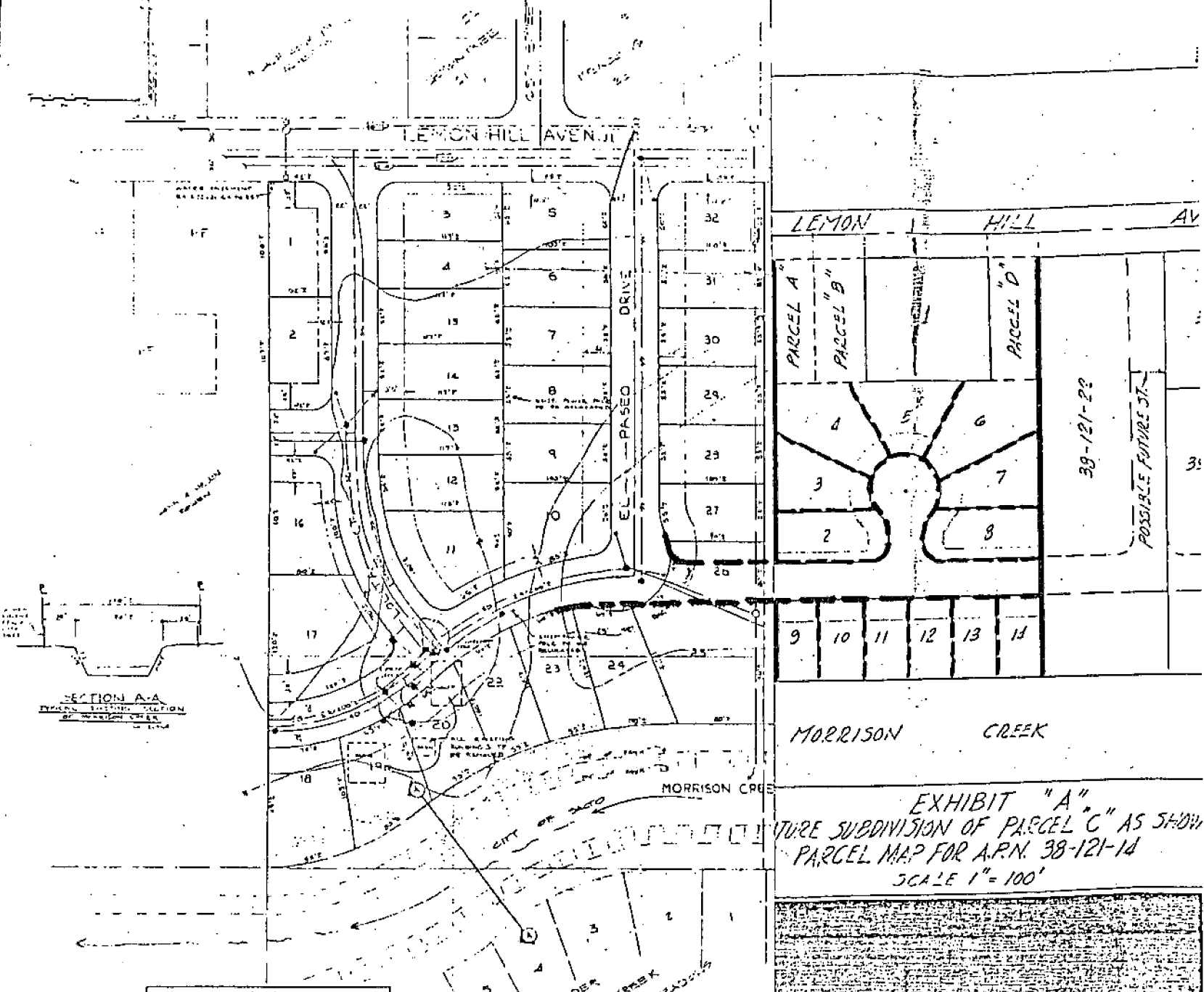
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PS-412

1-26-84

Item 14

# TENTATIVE MAP EL RANCHO EST. EXHIBIT "B"



SECTION A-A  
TYPICAL SECTION  
OF MORRISON CREEK

### LEGEND

BOUNDARY: DASHED LINE  
 EASEMENT: DOTTED LINE  
 RECORD NUMBER: EXHIBIT NUMBER  
 TRAIL: DASHED LINE WITH ARROWS  
 FUTURE SUBDIVISION: DOTTED LINE WITH ARROWS  
 CITY OF SACTO: DOTTED LINE WITH ARROWS  
 MORRISON CREEK: DOTTED LINE WITH ARROWS

EXHIBIT "A"  
 FUTURE SUBDIVISION OF PARCEL "C" AS SHOWN  
 PARCEL MAP FOR A.P.N. 38-121-14  
 SCALE 1" = 100'

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# CITY PLANNING COMMISSION

915 "I" STREET - SACRAMENTO, CALIFORNIA 95814

25

APPLICANT	Gardner-Feusi Company- 2532 Garfield Avenue, Carmichael, CA 95608				
OWNER	Robert Nance and Tino Cuevas - 7995 California Avenue, Fair Oaks, CA 95628				
PLANS BY	Gardner-Feusi Company- 2532 Garfield Avenue, Carmichael, CA 95608				
FILING DATE	12-9-83	50 DAY CPC ACTION DATE		REPORT BY:	PR:lg
NEGATIVE DEC.	Dec. 29, 1983	EIR		ASSESSOR'S PCL. NO.	038-111-021

- APPLICATION:
1. Negative Declaration
  2. Variance/Subdivision Modification to create two lots less than 100' in depth.
  3. Subdivision Modification to waive required 120' street centerline offset.
  4. Tentative Map

LOCATION: On the south side of Lemon Hill Avenue, approximately 725 feet east of 65th Street.

PROPOSAL: The applicant is requesting the necessary entitlements to divide six acres into 32 single family lots.

PROJECT INFORMATION:

General Plan Designation: Residential  
Colonial Community Plan  
Designation: Light Density Residential  
Existing Zoning of Site: R-1  
Existing Land Use of Site: Dwelling and accessory buildings

Surrounding Land Use and Zoning:

North: Vacant, Residential; R-1  
South: Morrison Creek & Residential; R-1  
East: Vacant, Residential; R-1  
West: Vacant; R-1

Property Area: Six acres  
Density of Development: 5.3 du/ac  
North/South Lot Orientation: 31% (10 lots)  
Topography: Flat  
Street Improvements: To be provided  
Utilities: Available to site  
School District: Sacramento City Unified

SUBDIVISION REVIEW COMMITTEE RECOMMENDATION: On December 28, 1983, by a vote of six ayes and three absent, the Committee recommended approval of the subdivision modification to create two lots substandard in depth and to waive the required 120 foot centerline off-set and of the tentative map, subject to the following conditions. The applicant shall:

1. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance.
2. Prepare a sewer and drainage study for the review and approval of the City Engineer.

3. Name the streets to the satisfaction of the Planning Director.
4. Pursuant to City Code Section 40.1302 (Parkland Dedication), the applicant shall submit to the City an appraisal of the property to be subdivided and pay the required parkland dedication in-lieu fees. The appraisal shall be dated not more than 90 days prior to the filing of the final map.
5. Pursuant to City Code Section 40.319-1, the applicant shall indicate easements on the final map to allow for the placement of centralized mail delivery units. The specific locations for such easements shall be subject to review and approval of the City Engineer after consultation with the U.S. Postal Service.
6. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Staff has the following comments:

1. Staff has no objection to creating two lots (lots 26 and 27) with a depth less than 100 feet. The lot sizes do not fall below the minimum 5,200 square feet.
2. The applicant's proposal consists of a street design that will create a street jog of less than 120 feet, as illustrated by Exhibit A. The Subdivision Ordinance requires that street centerlines (street jogs) be offset by a minimum of 120 feet and the applicant is proposing a jog of 75 feet. The substandard jog is a result of the approved street location for 69th Street on the north side of Lemon Hill Avenue. Also, the size and configuration of the subject site makes it difficult to accommodate the minimum 120 foot street jog.
3. The Planning and Community Services Departments have determined that 0.4752 acres of land are required for parkland dedication purposes and that fees are to be charged in lieu of the required parkland dedication. The subdivider shall submit to the City an appraisal of the land to be subdivided. The appraisal shall be dated and submitted no more than 90 days prior to the filing of the final map.

STAFF RECOMMENDATION: Staff recommends the following actions:

1. The Negative Declaration be ratified;
2. Approval of the Variance/Subdivision Modification to create two lots less than 100 feet in depth;
3. Approval of the Subdivision Modification to waive the required 120 foot street centerline offset;
4. Approval of the Tentative Map, subject to the following conditions:

Conditions - Tentative Map

- a. Provide standard subdivision improvements pursuant to Section 40.811 of the Subdivision Ordinance;

- b. Prepare a sewer and drainage study for the review and approval of the City Engineer;
- c. Name the streets to the satisfaction of the Planning Director;
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- f. The applicant/developer shall designate and place on the final map those structures and/or lots which will meet the required 80 percent south orientation (including solar access) to the satisfaction of the Planning Director.

Informational Item: The applicant shall check with the County Sanitation District and meet all requirements.

Findings of Fact - Variance

- a. The granting of the variance will not constitute a special privilege in that the lots will meet the minimum interior lot size of 5,200 square feet;
- b. The variance will not be a use variance in that single family dwellings are permitted in the R-1 zone;
- c. The project will not be injurious to public welfare or to the property in the vicinity because it will not significantly alter the characteristics of the area;
- d. The variance is in harmony with the General Plan and Colonial Community Plan in that the area is designated for residential uses.

March 7, 1984

Robert Nance & Tino Cuevas  
7995 California Avenue  
Fair Oaks, CA 95828

Dear Sirs:

On March 6, 1984, the Sacramento City Council took the following action(s) for property located at 6800 Lemon Hill Avenue:

Resolution 84-178 adopting findings of fact and approving a subdivision modification and tentative map.

Enclosed, for your records, are fully certified copies of the above referenced documents.

Sincerely,

Lorraine Magana  
City Clerk

LM/km/25  
(P83-412)

Enclosure

cc: Planning Department

Gardner-Feusi Company